

**CITY OF ROCKVILLE PLANNING DIVISION**  
**STAFF REPORT**  
February 6, 2009

**SUBJECT: Comprehensive Map Amendment MAP2009-00105**  
Corrections to Map Amendment MAP2007-00101,  
Comprehensive Map Amendment,  
adopted December 15, 2008

**Applicant:** Mayor and Council of Rockville

**BACKGROUND**

On December 15, 2008 the Mayor and Council adopted a comprehensive map amendment (MAP2007-00101) in connection with the comprehensive revisions to the City's Zoning Ordinance. This action followed several years of work by the staff, Planning Commission, and Mayor and Council to develop these revisions. Zoning map amendment MAP2007-00101 was approved for the standard 1 inch = 200 feet zoning maps, sheets A-1 through F-4. As it turns out, two small areas of the City are outside these grid areas, and need to be included within the zoned area of the City.

**ANALYSIS**

The proposed comprehensive map amendment is intended to include those small areas of the City that were inadvertently excluded from the map amendment approved by the Mayor and Council. The first area is a small corner of the Lakewood Country Club property and a couple of residential properties at the intersection of Veirs Drive and Glen Mill Road. The second area includes a group of properties along Montrose Road between Tildenwood Drive and Montrose Village Terrace.

The proposed map amendment will add a small inset onto zoning sheet D-1 that will include the area outside the grid line for that sheet. For the properties along Montrose Road, two new zoning sheets, designated G-3 and G-4 are to be added to encompass those properties lying below the grid line for the zoning sheet in row F.

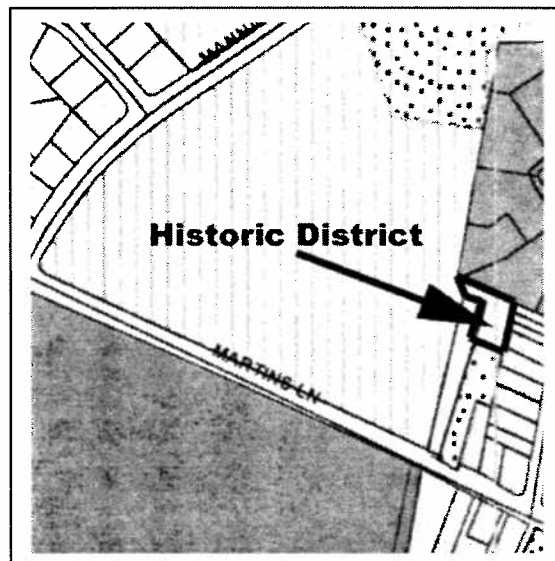
Note that the actual zoning on the affected properties will not change. All of them are in a residential zone now, and will retain the same zone under the proposed zoning. In the case of the Lakewood Country Club site, the new ordinance will redesignate the zone from R-E to R-400, but otherwise all of the zoning standards remain the same. The affected properties along Montrose Road will retain their current R-75 or R-90 zones.

The proposed comprehensive map amendment is solely intended to correct the zoning map by including these areas. All other properties within the City will be reconfirmed in their zone as designated in the map amendment approved on December 15, 2008 except for the three historic district areas noted below.

In reviewing the zoning maps as adopted on December 15, the staff has noted three minor corrections that need to be made. These involve depiction of portions of designated historic districts that were not shown on the adopted maps. These corrections are as follows:

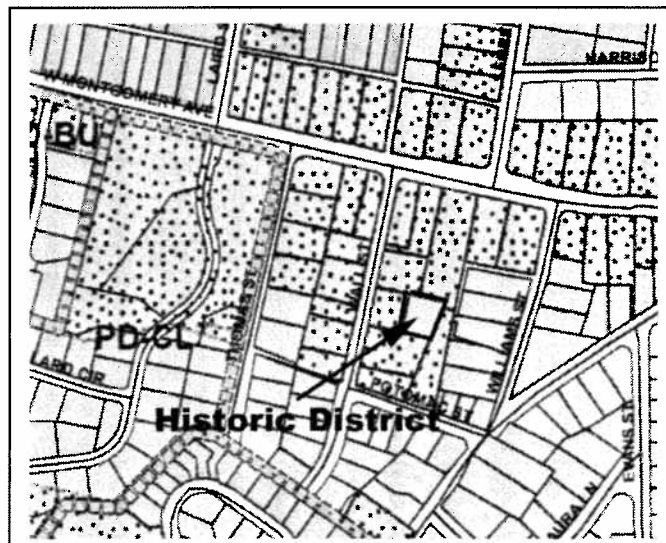
**Sheets C-2 and C-3**

The internal back lot that is a portion of the Haiti Cemetery on the north side of Martins Lane needs to be included within the historic district zone. The underlying residential zone remains R-60.



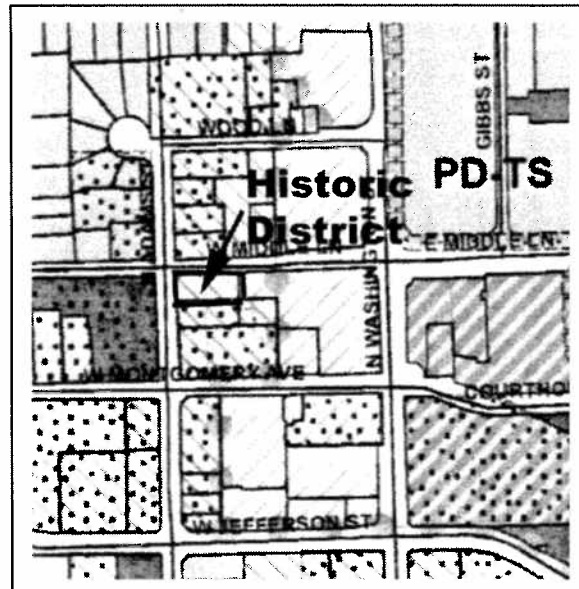
**Sheet D-2**

An internal parcel behind 16 Wall Street needs to be included within the historic district zone. The underlying residential zone remains R-90.



Sheet D-3

The property at the southeast corner of West Middle Lane and North Adams Street needs to be included in the historic district zone. The underlying zone is the MXT, Mixed-Use Transition Zone.



## RECOMMENDATION

Staff finds that the proposed map amendment will provide the necessary additions and corrections to meet the intent of the comprehensive map amendment adopted by the Mayor and Council on December 15, 2008 and therefore recommends approval of Map Amendment MAP2009-00105 with the additional historic district zone corrections..

/dem

Attachments: Proposed Map Amendment Application

APPLICATION TO THE CITY OF ROCKVILLE  
FOR A MAP AMENDMENT  
TO THE ZONING AND PLANNING ORDINANCE

THIS APPLICATION MUST BE TYPEWRITTEN OR PRINTED AND NOTARIZED AND SUBMITTED IN DUPLICATE TO THE CITY CLERK FOR FILING. ALL ITEMS MUST BE COMPLETED AND THE REQUIRED DOCUMENTS AND FILING FEE MUST ACCOMPANY THIS APPLICATION.

<p>_____ Mayor and Council of Rockville Name of Applicant</p> <p>_____ 111 Maryland Avenue Address</p> <p>_____ Rockville, MD Telephone Number</p>	<p>DO NOT WRITE IN THIS SPACE</p> <p>Application No. <u>MAP2009-00105</u></p> <p>Filing Date <u>January 26, 2009</u></p> <p>Filing Fee <u>N/A</u></p> <p>Public Hearing Date <u>2/23/09</u></p> <p>Decision/Date _____</p>
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See Attachments	
<p>_____ Owner (if other than Applicant)</p> <p>_____ Address</p> <p>_____ Telephone Number</p>	<p>_____ Attorney for Applicant</p> <p>_____ Address</p> <p>_____ Telephone Number</p>

APPLICATION IS HEREBY MADE WITH THE ROCKVILLE MAYOR AND COUNCIL FOR APPROVAL OF THE RECLASSIFICATION OF PROPERTY LOCATED IN ROCKVILLE, MARYLAND, AND KNOWN AS:

Lot \_\_\_\_\_ Block \_\_\_\_\_ Subdivision \_\_\_\_\_ if boundaries conform to lot boundaries within a subdivision for which a plat is recorded among the Land Records of Montgomery County. If not, attach a description by metes and bounds, courses and distances and plat reference.

Also furnish the following information from the tax bill for the land(s) to be zoned:

DISTRICT	SUBDIVISION	NAME CODE*	LOT	BLOCK	ACRE/FT.	SUBDIVISION OR TRACT NAME

\*The account number as recorded on the tax docket (Mont. Co.) Assessment Office.

Location of Property: \_\_\_\_\_  
(Street name and number, or, if none, the location with respect to nearest public roads)

Size: \_\_\_\_\_  
(Square feet if less than one acre, or acres if one acre or more)

From the \_\_\_\_\_ Zone to the \_\_\_\_\_ Zone  
(Present classification) (Requested classification)

or the \_\_\_\_\_ Zone.  
(Alternate requested classification)

Listed below are the application numbers and dates of filing of, and actions taken on, all prior applications filed within three (3) years prior to this date for the reclassification of the whole or any part of the land above described:

<u>APPLICATION NUMBER</u>	<u>DATE</u>	<u>ACTION TAKEN</u>
_____	_____	_____
_____	_____	_____
_____	_____	_____

**THE FOLLOWING DOCUMENTS ARE FURNISHED AS PART OF MY APPLICATION:**

1. A concise statement of the facts and circumstances upon which the Applicant relies to justify the reason(s) for this reclassification [change in character of the neighborhood, mistake in the original zoning, other reasons]
2. An identification plat prepared by a civil engineer or surveyor certified by him to be correct, showing by metes and bounds, courses and distances the land proposed to be reclassified, or if the boundaries conform to lot boundaries within a subdivision for which a plat is recorded in the Land Records of Montgomery County, then a copy of such plat, the land proposed to be reclassified appearing in a color distinctive from that of other land shown on the plat.
3. A vicinity map shall be furnished by the petitioner covering the area within 1,000 feet of the boundaries of the land covered by this application showing the existing zoning classification of such land as it appears on the official zoning map in the office of the Mayor and Council.

The scale of the identification plat and vicinity map shall be noted thereon and shall be not less than 100 feet to the inch if the land proposed to be reclassified is of an area of ten acres or less and not less than 200 feet to the inch if of an area of more than ten (10) acres. A north direction arrow shall appear on such plat and map.

By: \_\_\_\_\_  
(Signature of Applicant)

Subscribed and sworn before me this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_

My Commission Expires: \_\_\_\_\_  
Notary Public